159.0	0011	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	843,700 / 843,700
					USE VALUE:	843,700 / 843,700
					ASSESSED:	843,700 / 843,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KLEIN AMANDA &TAYLOR ERIK S
Owner 2:	
Owner 3:	
Street 1:	40 GEORGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KLEIN AMANDA -
Owner 2:	-
Street 1:	40 GEORGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Clapboard Exterior and 1736 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	423,700		420,000	843,700
Total Card	0.138	423,700		420,000	843,700
Total Parcel	0.138	423,700		420,000	843,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.00 | /Parcel: 486.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 106290
GIS Ref:
GIS Ref:
Insp Date: 05/29/15

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0011-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	423,800	0	6,000.	420,000	843,800	843,800	Year End Roll	12/18/2019
2019	101	FV	316,700	0	6,000.	420,000	736,700	736,700	Year End Roll	1/3/2019
2018	101	FV	316,700	0	6,000.	354,000	670,700	670,700	Year End Roll	12/20/2017
2017	101	FV	316,700	0	6,000.	324,000	640,700	640,700	Year End Roll	1/3/2017
2016	101	FV	316,700	0	6,000.	276,000	592,700	592,700	Year End	1/4/2016
2015	101	FV	160,300	0	6,000.	240,000	400,300	400,300	Year End Roll	12/11/2014
2014	101	FV	160,300	0	6,000.	222,000	382,300	382,300	Year End Roll	12/16/2013
2013	101	FV	160,300	0	6,000.	211,200	371,500	371,500		12/13/2012

!12471!

PRINT

Date	Time
12/11/20	02:33:27

LAST REV

Date	Time
09/06/16	09:04:27
ekelly	
12471	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KLEIN AMANDA,	65974-592		8/26/2015	Convenience	1	No	No		
TAYLOR ERIK S,	65105-269		3/25/2015	Convenience	1	No	No		
TARBELL JUDITH/	53043-228		6/22/2009		367,500	No	No		
LONG NORMAN D	36969-306		11/5/2002	Family	1	No	No		
LONG NORMAN	7126-95		8/25/1999	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2015	1385	Solar Pa	19,000		9/21/2015			Install 29 solar p
6/4/2015	618	Heat App	9,000		6/4/2015			Heat and AC.
2/27/2015	193	Addition	95,000					
12/27/1994	677	Manual	1,000					WOOD STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2015	Info Fm Prmt	PC	PHIL C
5/29/2015	Meas/Inspect	PC	PHIL C
5/21/2015	Permit Insp	PC	PHIL C
3/19/2009	Inspected	189	PATRIOT
12/1/2008	Measured	345	PATRIOT
1/20/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	256	PATRIOT
7/21/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	106290
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 420,000	Spl Credit		Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17374301
Const Adj.:	0.98990101
Adj $ / SQ:	145.236
Other Features:	116260
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	444158
Depreciation:	20431
Depreciated Total:	423727

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

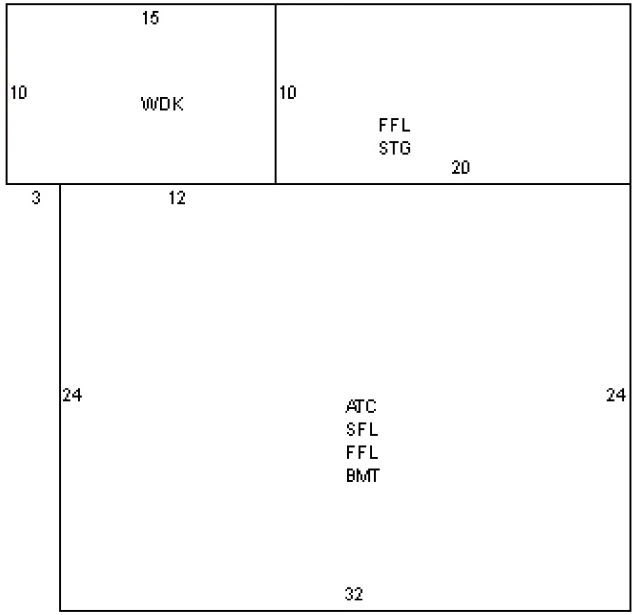
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	145.24
Special Features:	0	Val/Su Net:	135.67
Final Total:	423700	Val/Su SzAd	211.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	968	145.240	140,589
BMT	Basement	768	43.570	33,462
SFL	Second Floor	768	145.240	111,541
ATC	Attic	269	145.240	39,039
STG	Storage	200	6.930	1,386
WDK	Deck	150	12.540	1,881
	Net Sketched Area:	3,123	Total:	327,898
Size Ad	2004.7999	Gross Are	3622	FinArea 1736

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0011-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	